

# EXHIBIT B

Databa CARNEGIE Tenant Ledger Summary Report

Inactive PNS STORES, INC. (BIG LOTS) [REDACTED]

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Date: 4/3/2025

Time: 10:00 AM

**BANKRUPTCY FILED:** 9/8/2024  
**LEASE REJECTED:**
**LANDLORD: UNIVERSITY PLAZA STEPHENVILLE LLC**  
**CHARGES FOR: 1/4/25 - 2/28/25**

Period

Category Description

Beginning Balance

Charges

Cash Received

Adjustments

Ending Balance

**01/25 CHARGES FOR 1/4/25-1/31/25**

|                        |               |                  |                  |             |             |                  |
|------------------------|---------------|------------------|------------------|-------------|-------------|------------------|
| CAM                    | CAM           | 2,233.63         | 2,017.47         | 0.00        | 0.00        | 4,251.10         |
| RIN                    | RENTAL INCOME | 10,646.25        | 9,615.97         | 0.00        | 0.00        | 20,262.22        |
| <b>Total Rents Due</b> |               | <b>12,879.88</b> | <b>11,633.44</b> | <b>0.00</b> | <b>0.00</b> | <b>24,513.32</b> |

**Move-Out Charges**

|                               |             |                  |             |             |                  |
|-------------------------------|-------------|------------------|-------------|-------------|------------------|
| Replace HVAC Systems          | 0.00        | 40,050.00        | 0.00        | 0.00        | 40,050.00        |
| Remove signage from pylon     | 0.00        | 9,201.25         | 0.00        | 0.00        | 9,201.25         |
| Reprogram Thermostats         | 0.00        | 2,186.65         | 0.00        | 0.00        | 2,186.65         |
| Remove signage from building  | 0.00        | 1,948.50         | 0.00        | 0.00        | 1,948.50         |
| Remove trash & debris         | 0.00        | 1,198.92         | 0.00        | 0.00        | 1,198.92         |
| <b>Total Move-Out Charges</b> | <b>0.00</b> | <b>54,585.32</b> | <b>0.00</b> | <b>0.00</b> | <b>54,585.32</b> |

**Total Rents & Move-out charges:** **79,098.64**